

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, October 6, 2009 at 4:30 P.M. The meeting was called to order by Chairman Don Spann. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

Commissioners Chad Campbell, Susan Mills, Mike Shupe, Don Spann, David Thrasher, and Jim White were present. James Gosserand, Mark Myers, and Ron Shelby were absent.

OTHER OFFICIALS PRESENT:

Director of Planning and Transportation Steve Glass, City Planner Derrel Smith, Assistant City Planner Lori Stone, Deputy City Attorney Jim Clark, Administrative Assistant Donna Johnston, Water Utility Engineer Mark Johnson, Main Street Director Kerry Jensen, Building and Inspections Director Mike Rouse, Council Member Larry Daniel, and Mayor Steve Womack.

Chairman Spann turned the meeting over to Mayor Womack. Womack stated he would like to recognize Dan Brown for his service to the City. Womack stated Brown was appointed to the Rogers Planning Commission 17 years ago. Womack stated in that time Rogers has gone under a major transformation. Dan Brown has been instrumental in the growth and development of our City as a public servant and as a member of the professional business community. Mayor Womack stated Brown's work is an example of the City's great partnerships. The spirit of charity is espoused in Dan Brown. Mayor Womack presented a plaque to Dan Brown in appreciation of his dedicated service to the Rogers Planning Commission and the citizens of Rogers. Brown received a standing ovation by those present.

Dan Brown stated it had been an honor to serve under Mayor Womack and to work with the other Planning Commissioners and Staff. Brown said

what we have achieved has been a joint effort. Brown congratulated his replacement, Susan Mills.

Chairman Spann stated it was a pleasure to officially introduce the newest member of the Planning Commission, Susan Mills. Spann advised Mrs. Mills the Commissioners were looking forward to serving with her.

ACTION ON MINUTES:

(September 15, 2009)

APPROVED.

Motion by White, second by Shupe to approve the minutes of September 15, 2009 as submitted. Voice Vote: Unanimous. **Motion carried.**

REPORTS ON BOARDS AND STANDING COMMITTEES:

City Planner Smith reminded the Commissioners on October 21, 2009, which is a Wednesday, there will be a Public Hearing on the Master Street Plan at 3:00 P.M. and a Public Hearing on the Greenway Trails System at 4:00 P.M. The Public Hearings will be held in the Council Chambers. Smith said there will be updated maps for the meetings.

Smith stated there is a Rogers Jurisdictional Planning Area map in front of you today. Smith also provided the Commissioners a copy of the Rogers Jurisdictional Planning ordinance. Smith said we have a primary and secondary planning jurisdiction. Anything outside the one mile boundary of the City limits will be referred to the County except for major developments which have been defined as 40 lots or the equivalent of 40 lots. Deputy City Attorney Jim Clark said no additional Public Hearing date would need to be set as there has already been a Public Hearing. Smith said we are ready for the Commission's recommendation to City Council for approval of the new Rogers Jurisdictional Planning Area.

APPROVED.

Motion by Shupe, second by Thrasher to recommend that the changes to the Rogers Jurisdiction Planning Area be submitted to City Council for approval. Roll Call Vote: Yes –

Campbell, Mills, Shupe, Spann, Thrasher and White. **Motion carried.**

City Planner Smith said we have been asked to change our schedule of uses to allow a beauty/barber shop as a conditional use in the N-R (Neighborhood Residential) zoning district. Assistant City Planner Stone asked Mr. Hurtado to address the Commissioners.

Mr. Hurtado stated they had requested this change because they would like to put in a hair salon on New Hope Road. Hurtado stated only he and his wife would be supplying a service at this address.

Commissioner White asked for the physical address of this salon. Hurtado stated it would be located at 1002 West New Hope Road at the corner of 11th and New Hope. Hurtado stated 1002 is currently a vacant house. Smith reminded the Commissioners that all that was before them today is the request to change the schedule of use. If you approve this change, the applicant will have to come back to this Commission for the Public Hearing process to get the conditional use. Smith said you allowed this same use in RSF-5 on Olive Street several months ago.

APPROVED.

Motion by Thrasher, second by White to allow a beauty/barber shop with a two-chair limit as a conditional use in the N-R (Neighborhood Residential) zoning district. Voice Vote: Unanimous. **Motion carried.**

PUBLIC HEARINGS:

(Agenda Item #1)

Request by High Quality Body Shop and Repair for a Conditional Use Permit to Operate a Vehicle Sales and Service Facility at 405 ½ East Oak Street in the C-2 (Highway Commercial) Zoning District.

Mr. Jose Serrano represented this conditional use request. Serrano stated they are planning to reopen as a body shop, auto repair and vehicle sales at this address. Serrano stated the former use was auto repair.

Commissioner White asked about the size of the property. Mr. Serrano said the property is big. There are three buildings. City Planner Smith stated Serrano is only requesting for the conditional use at the 405 ½ East Oak Street address. Ownership has changed is why they need a conditional use permit.

White asked how many cars might be at this location at any given time. Serrano said if they could put six or seven cars in the front, they could put the rest in the back. Commissioner Mills asked about the cars presently parked on the side. Serrano stated some are theirs and others belong to another shop. Commissioner Campbell asked how they would be able to differentiate between what belongs to each building. Commissioner Thrasher recommended the Commission limit the number of cars that could be for sale, where they could be parked, and adding a fence or screen behind or to the side of the building.

No one spoke in favor or in opposition to this conditional use request.

The Public Hearing was declared closed.

Chairman Spann asked Serrano if the Commission should grant this conditional use permit, what will change from what is being done right now. Serrano said they would get more organized, separate the cars, and clean up the back for additional car placement. Serrano said things are going slow right now and that they did not plan to put a lot of cars at this address. If the business won't work, it will be closed down.

White asked if the business would continue with both auto and body repair. Serrano said yes.

Discussions were held on actually where Serrano needed to park the cars. Thrasher said his thoughts were to approve the conditional use request in a stated timeframe and see how that would work.

APPROVED.

Motion by White, second by Thrasher to grant this conditional use permit for a period of one year with the stipulation that there is a limit of six cars at the front of the business. Voice Vote: Unanimous. **Motion carried.**

Commissioner Shupe reminded Mr. Serrano the Commission will monitor to make sure the cars are kept at the limits approved. Serrano said there are other businesses in the area who park their cars in the front. Serrano stated he did not want the Commissioners to be confused as to which ones would belong to them. Commissioner White said the Commission will be understanding of that and told Serrano to be able to show ownership of the vehicles parked in front of the business at 405 ½ East Oak.

There being no further business the meeting adjourned at 5:05 P.M.

ATTEST

APPROVED

Chad Campbell, Secretary

Don Spann, Chairman